
S-4350
COULSON MINOR SUBDIVISION
Revised Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who own the property in a revocable living trust, and are represented by Pat Cunningham of Vester and Associates, are seeking primary approval of a commercial subdivision of one lot and two outlots on 8.309 acres. The site is located at petitioners' mini-storage warehouse business on the east side of Klondike Road, approximately 1/8 mile north of Lindberg Road, in Wabash 11 (SW) 23-5.

The original request, for three lots, could not be approved as a minor subdivision because Indiana American Water Company required installation of a water main; any public improvement would necessitate that this request become a major subdivision. Instead of changing the classification of the request, petitioners chose to change the classification of the two lots without sewer and water from Lots 2 and 3 to "Outlot A and B."

AREA ZONING PATTERNS:

The site is zoned GB, General Business as are properties to the south and southwest. PDRS and Agricultural zoning is in place across Klondike to the west; R1 zoning exists on the eastside of the railroad tracks. The site is a parent tract that has never been subdivided in the past.

AREA LAND USE PATTERNS:

The site has a mini-storage warehouse business covering Lot 1 and Outlot B completely. The office and parking for the business use is entirely on Lot 1; Outlot B only has warehouses. The driveway would be split between both lots with a 20' ingress/egress easement straddling the new lot line. Outlot A is currently unimproved except for a billboard. Petitioners' plans for this outlot are unclear.

The residences of Lindberg Village are across Klondike to the west; a farm field exists to the east across the railroad tracks, with Wake Robin Subdivision beyond it. Another farm field is to the southeast as well as a few businesses/residences to the south stretching to Lindberg Road.

TRAFFIC AND TRANSPORTATION:

Klondike Road is classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. Plans are in place to improve the facility. The 40' required half-width right-of-way has been shown on the sketch plan; however some additional right-of-way might need

to be acquired based on preliminary road construction plans. Since the unimproved lot (originally proposed Lot 1) is now an Outlot, County Highway is requiring a “no vehicular access” statement along the frontage except at the location of the one existing drive.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

There is already a “detention storage facility” in place on Lot 1; however, the Surveyor’s Office will likely require the Drainage Board approve the drainage on site.

The storage business office located on Lot 1 is served by sanitary sewer and water. No sewer or water lines have been shown on the sketch plan; however a letter from American Suburban Utilities, Inc. states that the utility, “has the capacity and facilities to provide adequate service to this property...more specifically, proposed sewer laterals from the proposed lots would likely be directed to an existing 12-inch sewer line along the west side of Klondike Road...such that no new public sewer extensions are needed.”

An email from Indiana American Water states that, “They would need to extend a main across their frontage along Klondike Road to get service.” To get around the requirement for installing sewer laterals as well as the major subdivision requirement, petitioners have chosen to create two outlots without sewer and water service. Outlots are not eligible as primary use building sites. Although no specifics regarding the use of these two outlots have been indicated on the sketch plan, staff will require such restrictive covenants on the final plat. The covenants will restrict the use of Outlots A & B to the mini-storage warehouse business located on Lot 1.

CONFORMANCE WITH UZO REQUIREMENTS:

Building setbacks shown are correct; lot width and area are sufficient to meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.

4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

6. A covenant that states, “Outlot A shall only be used for future mini-storage warehouse buildings constructed as accessory and incidental to the mini-storage warehouse business office located on Lot 1.”
7. A covenant that states, “Outlot B shall only be used as it currently is, as accessory buildings incidental to the mini-storage warehouse business office located on Lot 1.”